

IN RE: PETITION FOR SPECIAL EXCEPTION
SR/3 Philadelphia Rd., SW of
Rossville Boulevard
Golden Ring Plaza
15th Election District
6th Councilmanic District
Legal Owner: Burke Vincent Place
Associates, et al
Contract Purchaser: Discovery
Zone Ltd. Partnership
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE No. 94-69-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for that property known as the Golden Ring Shopping Plaza located at the intersection of Philadelphia Road and Rossville Boulevard. The Petitioners seek relief pursuant to Section 233.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an arcade on the subject property. The relief requested is more particularly shown on Petitioners' Exhibit No.1, the plat to accompany the Petition for Special Exception.

Appearing at the public hearing held for this case were representatives of the property owners and proposed lessee. The property is owned by Burke Vincent Place Associates, who was represented at the public hearing by Karen A. Friedel. The proposed lessee is Discovery Zone Limited Partnership, who was represented at the public hearing by Richard A. Ramentel. Also appearing was Gus Drizos, the Registered Landscape Architect who prepared the site plan. The Petitioners were represented by John Howard, Esquire. There were no Protestants present.

Testimony and evidence presented was that the subject site is approximately 13.02 acres in area and is zoned B.M. It is presently in use as an existing shopping center. The center has been in place for many years and

the property is located in a largely commercial/retail area not far from the Baltimore Beltway (I-695) and U.S. Route 40. Presently, the shopping center is anchored by a Giant Food Store. Other tenants of the center include Kids-R-Us store, Wendys Fast Food restaurant and similar retail stores. In terms of prior zoning history, a parking variance was obtained or was granted by Order of the Zoning Commissioner on June 1, 1986 under case No. 86-482-A. Subsequently, under case No. 92-334-SPH, a Petition for Special Hearing was approved amending the site plan and allowing a free standing automobile accessory store on the site and affirming the aforementioned variances.

As to the proposed use, the shopping center has entered into a lease with Discovery Zone Limited Partnership. Discovery Zone intends on operating an arcade on the premises. The proposed use is specifically designed for children under 12 years of age and their families. There will be two distinct areas of the proposed use. One area will be for physical games and activities including sliding boards, moon walks, etc. The other area will consist of activity rooms for birthday parties and a snack bar. As indicated above, the facility is geared for younger children and only children accompanied by an adult will be permitted. The snack bar will serve fast food/party type items including pizza, nachos, candy, ice cream, etc.

Other testimony was received from Beverly Dietz on behalf of the owner of the shopping center. She indicated that the proposed use will provide a good tenant mix in the shopping center. She and the other tenants of the center welcome the Discovery Zone use. They believe that same will provide an increase customer flow to all of the retail operations in the center. Mickey Cornelius, a traffic expert, also testified. He indicated that the

use will not create any adverse conditions to the surrounding locale and existing parking layout.

As noted above, an arcade use is permitted in a B.M. zone pursuant to Section 233.4 of the B.C.Z.R. Moreover, an arcade is defined in Section 101 of the B.C.Z.R. as a building or part of a building in which five or more pinball machines, video games or other similar player operated amusement devices are maintained. Although the proposed use fits this definition, the activity which will occur hereon is not what is traditionally considered an arcade. There will be no pool tables, and the clientele of the proposed business will be young children.

As with any special exception, the Petitioner must adduce testimony and evidence that the proposed use will not be detrimental to the health, safety and general welfare of the locale. The Petitioner must satisfy those standards and requirements set forth in Section 502.1 of the B.C.Z.R. Based upon the uncontradicted testimony and evidence presented, I am persuaded that the Petitioners have met their burden of proof in this case. The proposed use appears to be an excellent fit with the existing uses in this shopping center. Clearly, the proposed use will not harmfully affect the other tenants in this center and the surrounding locale. Thus, the Petition for Special Exception shall and will be approved.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20th day of October, 1993 that the Petition for Special Exception for permission, pursuant to Section 233.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an arcade on the subject property, in

accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for its building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 10/20/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 10/20/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 10/20/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 10/20/93
By [Signature]

-2-

-3-

-4-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 19, 1993

John Howard, Esquire
Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
Case No. 94-69-X
Property: Golden Ring Plaza
Legal Owner: Burke Vincent Place Associates, et al
Lessee: Discovery Zone Limited Partnership

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3191.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att:
cc: Richard A. Ramentel, Discovery Zone Ltd. Partnership
cc: Karen A. Friedel, Burke Vince Place Assoc.

08/13/93 12:33 106862990 VENABLE BUII 21092

Petition for Special Exception
94-69-X
to the Zoning Commissioner of Baltimore County
for the property located at 15th Election District, SW of Rossville Boulevard, Baltimore, Maryland and I-695 (Baltimore Harbor Tunnel) which is presently zoned B.M.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned hereby certifies that the property shown in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for an arcade pursuant to Section 233.4 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or my agent, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and am to be bound by the zoning regulations and resolutions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Discovery Zone Limited Partnership
By: [Signature]
Richard A. Ramentel
Director of Real Estate
White Oak Vincent Assoc.
65 Madison Avenue, Ste. 330
Morristown, New Jersey 07960

Burke Vincent Place Assoc.
By: [Signature]
Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, Maryland 21204 484-8200

No REVIEW
8-13-93
WCR

KCI TECHNOLOGIES

#71
REV 8-25-93
94-69-X
ZONING DESCRIPTION
PROPOSED DISCOVERY ZONE PARCEL
AT GOLDEN RING PLAZA
BALTIMORE COUNTY, MARYLAND

This description is for a special exception hearing.
COMMENCING FOR THE SAME at the intersection of the center line of Philadelphia Road, and Fontana Lane, thence running on the centerline of Philadelphia Road,
(1) North 51 degrees 36 minutes 00 seconds East 224 feet, thence leaving Philadelphia Road at right angles
(2) South 38 degrees 24 minutes 00 seconds East 517 feet to the Point of Beginning, thence running around the Discovery Zone Parcel, 12 courses
(1) South 44 degrees 26 minutes 10 seconds East 251.01 feet thence
(2) South 44 degrees 59 minutes 36 seconds West 37.00 feet thence
(3) South 45 degrees 00 minutes 24 seconds East 187.00 feet thence
(4) South 44 degrees 59 minutes 36 seconds West 84.00 feet thence
(5) North 45 degrees 00 minutes 24 seconds West 203.00 feet thence
(6) North 44 degrees 59 minutes 36 seconds East 29.00 feet thence
(7) North 45 degrees 00 minutes 24 seconds West 84.00 feet

KCI TECHNOLOGIES

Zoning Description
Proposed Discovery Zone Parcel
August 18, 1993
Page 2

thence
(8) North 44 degrees 59 minutes 36 seconds East 31.50 feet thence
(9) North 45 degrees 00 minutes 24 seconds West 100.00 feet thence
(10) North 44 degrees 59 minutes 36 seconds East 33.00 feet thence
(11) North 45 degrees 00 minutes 24 seconds West 51.00 feet thence
(12) North 44 degrees 59 minutes 36 seconds East 30.00 feet to the Point of Beginning.
CONTAINING 0.761 acres of land more or less.
AP/dgj KCI Job No. August 18, 1993

94-69-X
[Signature]



DESCRIPTION
13.0205 ACRE PARCEL
SOUTHEAST SIDE OF PHILADELPHIA ROAD AT STEMMERS RUN
BALTIMORE COUNTY, MARYLAND

94-69-X

This description is for a special exception to allow an "arcade" and to amend the relief granted in Case No. 86-482-A and Case No. 92-334-SPH.

BEGINNING at the point of intersection of the southeast side of Philadelphia Road (MD Route 7) and the southwest side of the 100 foot right-of-way for Stemmers Run as shown on Baltimore County Bureau of Land Acquisition Plat RQ 66-210-64A, said point of beginning being distant 250 feet, more or less, measured southwesterly along the southeast side of Philadelphia Road from the center of Rossville Boulevard, running thence binding on the southwest right-of-way line of said Stemmers Run, three courses

- (1) South 38 degrees 41 minutes 24 seconds East 144.98 feet,
- (2) Southeasterly by a curve to the left with a radius of 1,256.23 feet, the arc distance of 392.46 feet, the chord of said arc being South 47 degrees 38 minutes 24 seconds East 390.87 feet, and
- (3) South 56 degrees 35 minutes 24 seconds East 75.10 feet, thence two courses
- (4) South 18 degrees 10 minutes 44 seconds East 18.24 feet, and
- (5) South 64 degrees 30 minutes 44 seconds East 82.22 feet to a point on the southwest right-of-way line of said Stemmers Run, thence binding thereon, two courses
- (6) South 56 degrees 35 minutes 24 seconds East 154.91 feet, and
- (7) Southeasterly by a curve to the right with a radius of 495.67 feet, the arc distance of



Description
13.0205 Acre Parcel - Philadelphia Road
August 13, 1993
Page 2

94-69-X

27.08 feet, the chord of said arc being South 55 degrees 01 minutes 29 seconds East 27.08 feet to a point on the northwest right-of-way line of the 0.8572 acre access road as shown on the "Amended Plat of Golden Ring Mall" as recorded among said Land Records in Plat Book E.H.K. Jr., No. 38, Folio 35, thence binding thereon two courses

- (8) Southwesterly by a curve to the right with a radius of 505.14 feet, the arc distance of 36.61 feet, the chord of said arc being South 42 degrees 55 minutes 04 seconds West 36.60 feet, and
- (9) South 44 degrees 59 minutes 36 seconds West 510.13 feet, thence binding on the northeast outline of the land as shown on said last mentioned plat, three courses
- (10) North 70 degrees 16 minutes 38 seconds West 327.75 feet,
- (11) North 42 degrees 00 minutes 37 seconds West 394.19 feet, and
- (12) North 31 degrees 24 minutes 24 seconds West 349.78 feet to the southeast right-of-way line of said Philadelphia Road as shown on Baltimore County Bureau of Land Acquisition Plat RW 66-210-39, thence binding on said last mentioned right-of-way line of said Philadelphia Road as shown on plats RW 66-210-39A and said plat RW 66-210-64A four courses
- (13) North 54 degrees 14 minutes 26 seconds West 385.37 feet,



Description
13.0205 Acre Parcel - Philadelphia Road
August 13, 1993
Page 3

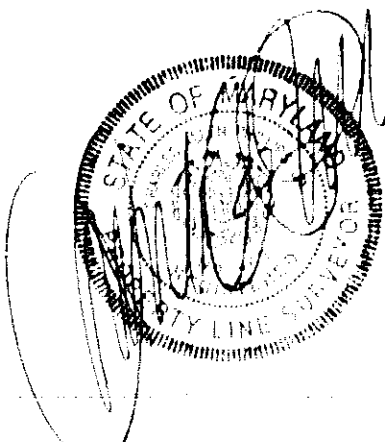
94-69-X

- (14) North 54 degrees 03 minutes 26 seconds East 35.87 feet,
- (15) North 86 degrees 40 minutes 21 seconds East 109.34 feet, and
- (16) North 74 degrees 36 minutes 15 seconds East 16.33 feet to the place of beginning.

CONTAINING 13.0205 acres of land.

GGD/kw KCI Job Order No. 01-91069

August 13, 1993



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Town, Maryland

District: 127 Date of Posting: 8/12/93
Posted for: Special Exception
Petitioner: Burke Vincent Place Associates, White Oak Vincent Associates
Location of property: 50th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th, 101st, 102nd, 103rd, 104th, 105th, 106th, 107th, 108th, 109th, 110th, 111th, 112th, 113th, 114th, 115th, 116th, 117th, 118th, 119th, 120th, 121st, 122nd, 123rd, 124th, 125th, 126th, 127th, 128th, 129th, 130th, 131st, 132nd, 133rd, 134th, 135th, 136th, 137th, 138th, 139th, 140th, 141st, 142nd, 143rd, 144th, 145th, 146th, 147th, 148th, 149th, 150th, 151st, 152nd, 153rd, 154th, 155th, 156th, 157th, 158th, 159th, 160th, 161st, 162nd, 163rd, 164th, 165th, 166th, 167th, 168th, 169th, 170th, 171st, 172nd, 173rd, 174th, 175th, 176th, 177th, 178th, 179th, 180th, 181st, 182nd, 183rd, 184th, 185th, 186th, 187th, 188th, 189th, 190th, 191st, 192nd, 193rd, 194th, 195th, 196th, 197th, 198th, 199th, 200th, 201st, 202nd, 203rd, 204th, 205th, 206th, 207th, 208th, 209th, 210th, 211st, 212nd, 213th, 214th, 215th, 216th, 217th, 218th, 219th, 220th, 221st, 222nd, 223rd, 224th, 225th, 226th, 227th, 228th, 229th, 230th, 231st, 232nd, 233rd, 234th, 235th, 236th, 237th, 238th, 239th, 240th, 241st, 242nd, 243rd, 244th, 245th, 246th, 247th, 248th, 249th, 250th, 251st, 252nd, 253rd, 254th, 255th, 256th, 257th, 258th, 259th, 260th, 261st, 262nd, 263rd, 264th, 265th, 266th, 267th, 268th, 269th, 270th, 271st, 272nd, 273rd, 274th, 275th, 276th, 277th, 278th, 279th, 280th, 281st, 282nd, 283rd, 284th, 285th, 286th, 287th, 288th, 289th, 290th, 291st, 292nd, 293rd, 294th, 295th, 296th, 297th, 298th, 299th, 300th, 301st, 302nd, 303rd, 304th, 305th, 306th, 307th, 308th, 309th, 310th, 311st, 312nd, 313th, 314th, 315th, 316th, 317th, 318th, 319th, 320th, 321st, 322nd, 323rd, 324th, 325th, 326th, 327th, 328th, 329th, 330th, 331st, 332nd, 333rd, 334th, 335th, 336th, 337th, 338th, 339th, 340th, 341st, 342nd, 343rd, 344th, 345th, 346th, 347th, 348th, 349th, 350th, 351st, 352nd, 353rd, 354th, 355th, 356th, 357th, 358th, 359th, 360th, 361st, 362nd, 363rd, 364th, 365th, 366th, 367th, 368th, 369th, 370th, 371st, 372nd, 373rd, 374th, 375th, 376th, 377th, 378th, 379th, 380th, 381st, 382nd, 383rd, 384th, 385th, 386th, 387th, 388th, 389th, 390th, 391st, 392nd, 393rd, 394th, 395th, 396th, 397th, 398th, 399th, 400th, 401st, 402nd, 403rd, 404th, 405th, 406th, 407th, 408th, 409th, 410th, 411st, 412nd, 413th, 414th, 415th, 416th, 417th, 418th, 419th, 420th, 421st, 422nd, 423rd, 424th, 425th, 426th, 427th, 428th, 429th, 430th, 431st, 432nd, 433rd, 434th, 435th, 436th, 437th, 438th, 439th, 440th, 441st, 442nd, 443rd, 444th, 445th, 446th, 447th, 448th, 449th, 450th, 451st, 452nd, 453rd, 454th, 455th, 456th, 457th, 458th, 459th, 460th, 461st, 462nd, 463rd, 464th, 465th, 466th, 467th, 468th, 469th, 470th, 471st, 472nd, 473rd, 474th, 475th, 476th, 477th, 478th, 479th, 480th, 481st, 482nd, 483rd, 484th, 485th, 486th, 487th, 488th, 489th, 490th, 491st, 492nd, 493rd, 494th, 495th, 496th, 497th, 498th, 499th, 500th, 501st, 502nd, 503rd, 504th, 505th, 506th, 507th, 508th, 509th, 510th, 511st, 512nd, 513th, 514th, 515th, 516th, 517th, 518th, 519th, 520th, 521st, 522nd, 523rd, 524th, 525th, 526th, 527th, 528th, 529th, 530th, 531st, 532nd, 533rd, 534th, 535th, 536th, 537th, 538th, 539th, 540th, 541st, 542nd, 543rd, 544th, 545th, 546th, 547th, 548th, 549th, 550th, 551st, 552nd, 553rd, 554th, 555th, 556th, 557th, 558th, 559th, 560th, 561st, 562nd, 563rd, 564th, 565th, 566th, 567th, 568th, 569th, 570th, 571st, 572nd, 573rd, 574th, 575th, 576th, 577th, 578th, 579th, 580th, 581st, 582nd, 583rd, 584th, 585th, 586th, 587th, 588th, 589th, 590th, 591st, 592nd, 593rd, 594th, 595th, 596th, 597th, 598th, 599th, 600th, 601st, 602nd, 603rd, 604th, 605th, 606th, 607th, 608th, 609th, 610th, 611st, 612nd, 613th, 614th, 615th, 616th, 617th, 618th, 619th, 620th, 621st, 622nd, 623rd, 624th, 625th, 626th, 627th, 628th, 629th, 630th, 631st, 632nd, 633rd, 634th, 635th, 636th, 637th, 638th, 639th, 640th, 641st, 642nd, 643rd, 644th, 645th, 646th, 647th, 648th, 649th, 650th, 651st, 652nd, 653rd, 654th, 655th, 656th, 657th, 658th, 659th, 660th, 661st, 662nd, 663rd, 664th, 665th, 666th, 667th, 668th, 669th, 670th, 671st, 672nd, 673rd, 674th, 675th, 676th, 677th, 678th, 679th, 680th, 681st, 682nd, 683rd, 684th, 685th, 686th, 687th, 688th, 689th, 690th, 691st, 692nd, 693rd, 694th, 695th, 696th, 697th, 698th, 699th, 700th, 701st, 702nd, 703rd, 704th, 705th, 706th, 707th, 708th, 709th, 710th, 711st, 712nd, 713th, 714th, 715th, 716th, 717th, 718th, 719th, 720th, 721st, 722nd, 723rd, 724th, 725th, 726th, 727th, 728th, 729th, 730th, 731st, 732nd, 733rd, 734th, 735th, 736th, 737th, 738th, 739th, 740th, 741st, 742nd, 743rd, 744th, 745th, 746th, 747th, 748th, 749th, 750th, 751st, 752nd, 753rd, 754th, 755th, 756th, 757th, 758th, 759th, 760th, 761st, 762nd, 763rd, 764th, 765th, 766th, 767th, 768th, 769th, 770th, 771st, 772nd, 773rd, 774th, 775th, 776th, 777th, 778th, 779th, 780th, 781st, 782nd, 783rd, 784th, 785th, 786th, 787th, 788th, 789th, 790th, 791st, 792nd, 793rd, 794th, 795th, 796th, 797th, 798th, 799th, 800th, 801st, 802nd, 803rd, 804th, 805th, 806th, 807th, 808th, 809th, 810th, 811st, 812nd, 813th, 814th, 815th, 816th, 817th, 818th, 819th, 820th, 821st, 822nd, 823rd, 824th, 825th, 826th, 827th, 828th, 829th, 830th, 831st, 832nd, 833rd, 834th, 835th, 836th, 837th, 838th, 839th, 840th, 841st, 842nd, 843rd, 844th, 845th, 846th, 847th, 848th, 849th, 850th, 851st, 852nd, 853rd, 854th, 855th, 856th, 857th, 858th, 859th, 860th, 861st, 862nd, 863rd, 864th, 865th, 866th, 867th, 868th, 869th, 870th, 871st, 872nd, 873rd, 874th, 875th, 876th, 877th, 878th, 879th, 880th, 881st, 882nd, 883rd, 884th, 885th, 886th, 887th, 888th, 889th, 890th, 891st, 892nd, 893rd, 894th, 895th, 896th, 897th, 898th, 899th, 900th, 901st, 902nd, 903rd, 904th, 905th, 906th, 907th, 908th, 909th, 910th, 911st, 912nd, 913th, 914th, 915th, 916th, 917th, 918th, 919th, 920th, 921st, 922nd, 923rd, 924th, 925th, 926th, 927th, 928th, 929th, 930th, 931st, 932nd, 933rd, 934th, 935th, 936th, 937th, 938th, 939th, 940th, 941st, 942nd, 943rd, 944th, 945th, 946th, 947th, 948th, 949th, 950th, 951st, 952nd, 953rd, 954th, 955th, 956th, 957th, 958th, 959th, 960th, 961st, 962nd, 963rd, 964th, 965th, 966th, 967th, 968th, 969th, 970th, 971st, 972nd, 973rd, 974th, 975th, 976th, 977th, 978th, 979th, 980th, 981st, 982nd, 983rd, 984th, 985th, 986th, 987th, 988th, 989th, 990th, 991st, 992nd, 993rd, 994th, 995th, 996th, 997th, 998th, 999th, 1000th, 1001st, 1002nd, 1003rd, 1004th, 1005th, 1006th, 1007th, 1008th, 1009th, 1010th, 1011st, 1012nd, 1013th, 1014th, 1015th, 1016th, 1017th, 1018th, 1019th, 1020th, 1021st, 1022nd, 1023rd, 1024th, 1025th, 1026th, 1027th, 1028th, 1029th, 1030th, 1031st, 1032nd, 1033rd, 1034th, 1035th, 1036th, 1037th, 1038th, 1039th, 1040th, 1041st, 1042nd, 1043rd, 1044th, 1045th, 1046th, 1047th, 1048th, 1049th, 1050th, 1051st, 1052nd, 1053rd, 1054th, 1055th, 1056th, 1057th, 1058th, 1059th, 1060th, 1061st, 1062nd, 1063rd, 1064th, 1065th, 1066th, 1067th, 1068th, 1069th, 1070th, 1071st, 1072nd, 1073rd, 1074th, 1075th, 1076th, 1077th, 1078th, 1079th, 1080th, 1081st, 1082nd, 1083rd, 1084th, 1085th, 1086th, 1087th, 1088th, 1089th, 1090th, 1091st, 1092nd, 1093rd, 1094th, 1095th, 1096th, 1097th, 1098th, 1099th, 1100th, 1101st, 1102nd, 1103rd, 1104th, 1105th, 1106th, 1107th, 1108th, 1109th, 1110th, 1111st, 1112nd, 1113th, 1114th, 1115th, 1116th, 1117th, 1118th, 1119th, 1120th, 1121st, 1122nd, 1123rd, 1124th, 1125th, 1126th, 1127th, 1128th, 1129th, 1130th, 1131st, 1132nd, 1133rd, 1134th, 1135th, 1136th, 1137th, 1138th, 1139th, 1140th, 1141st, 1142nd, 1143rd, 1144th, 1145th, 1146th, 1147th, 1148th, 1149th, 1150th, 1151st, 1152nd, 1153rd, 1154th, 1155th, 1156th, 1157th, 1158th, 1159th, 1160th, 1161st, 1162nd, 1163rd, 1164th, 1165th, 1166th, 1167th, 1168th, 1169th, 1170th, 1171st, 1172nd, 1173rd, 1174th, 1175th, 1176th, 1177th, 1178th, 1179th, 1180th, 1181st, 1182nd, 1183rd, 1184th, 1185th, 1186th, 1187th, 1188th, 1189th, 1190th, 1191st, 1192nd, 1193rd, 1194th, 1195th, 1196th, 1197th, 1198th, 1199th, 1200th, 1201st, 1202nd, 1203rd, 1204th, 1205th, 1206th, 1207th, 1208th, 1209th, 1210th, 1211st, 1212nd, 1213th, 1214th, 1215th, 1216th, 1217th, 1218th, 1219th, 1220th, 1221st, 1222nd, 1223rd, 1224th, 1225th, 1226th, 1227th, 1228th, 1229th, 1230th, 1231st, 1232nd, 1233rd, 1234th, 1235th, 1236th, 1237th, 1238th, 1239th, 1240th, 1241st, 1242nd, 1243rd, 1244th, 1245th, 1246th, 1247th, 1248th, 1249th, 1250th, 1251st, 1252nd, 1253rd, 1254th, 1255th, 1256th, 1257th, 1258th, 1259th, 1260th, 1261st, 1262nd, 1263rd, 1264th, 1265th, 1266th, 1267th, 1268th, 1269th, 1270th, 1271st, 1272nd, 1273rd, 1274th, 1275th, 1276th, 1277th, 1278th, 1279th, 1280th, 1281st, 1282nd, 1283rd, 1284th, 1285th, 1286th, 1287th, 1288th, 1289th, 1290th, 1291st, 1292nd, 1293rd, 1294th, 1295th, 1296th, 1297th, 1298th, 1299th, 1300th, 1301st, 1302nd, 1303rd, 1304th, 1305th, 1306th, 1307th, 1308th, 1309th, 1310th, 1311st, 1312nd, 1313th, 1314th, 1315th, 1316th, 1317th, 1318th, 1319th, 1320th, 1321st, 1322nd, 1323rd, 1324th, 1325th, 1326th, 1327th, 1328th, 1329th, 1330th, 1331st, 1332nd, 1333rd, 1334th, 1335th, 1336th, 1337th, 1338th, 1339th, 1340th, 1341st, 1342nd, 1343rd, 1344th, 1345th, 1346th, 1347th, 1348th, 1349th, 1350th, 1351st, 1352nd, 1353rd, 1354th, 1355th, 1356th, 1357th, 1358th, 1359th, 1360th, 1361st, 1362nd, 1363rd, 1364th, 1365th, 1366th, 1367th, 1368th, 1369th, 1370th, 1371st, 1372nd, 1373rd, 1374th, 1375th, 1376th, 1377th, 1378th, 1379th, 1380th, 1381st, 1382nd, 1383rd, 1384th, 1385th, 1386th, 1387th, 1388th, 1389th, 1390th, 1391st, 1392nd, 1393rd, 1394th, 1395th, 1396th, 1397th, 1398th, 1399th, 1400th, 1401st, 1402nd, 1403rd, 1404th, 1405th, 1406th, 1407th, 1408th, 1409th, 1410th, 1411st, 1412nd, 1413th, 1414th, 1415th, 1416th, 1417th, 1418th, 1419th, 1420th, 1421st, 1422nd, 1423rd, 1424th, 1425th, 1426th, 1427th, 1428th, 1429th, 1430th, 1431st, 1432nd, 1433rd, 1434th, 1435th, 1436th, 1437th, 1438th, 1439th, 1440th, 1441st, 1442nd, 1443rd, 1444th, 1445th, 1446th, 1447th, 1448th, 1449th, 1450th, 1451st, 1452nd, 1453rd, 1454th, 1455th, 1456th, 1457th, 1458th, 1459th, 1460th, 1461st, 1462nd, 1463rd, 1464th, 1465th, 1466th, 1467th, 1468th, 1469th, 1470th, 1471st, 1472nd, 1473rd, 1474th, 1475th, 1476th, 1477th, 1478th, 1479th, 1480th, 1481st, 1482nd, 1483rd, 1484th, 1485th, 1486th, 1487th, 1488th, 1489th, 1490th, 1491st, 1492nd, 1493rd, 1494th, 1495th, 1496th, 1497th, 1498th, 1499th, 1500th, 1501st, 1502nd, 1503rd, 1504th, 1505th, 1506th, 1507th, 1508th, 1509th, 1510th, 1511st, 1512nd, 1513th, 1514th, 1515th, 1516th, 1517th, 1518th, 1519th, 1520th, 1521st, 1522nd, 1523rd, 1524th, 1525th, 1526th, 1527th, 1528th, 1529th, 1530th, 1531st, 1532nd, 1533rd, 1534th, 1535th, 1536th, 1537th, 1538th, 1539th, 1540th, 1541st, 1542nd, 1543rd, 1544th, 1545th, 1546th, 1547th, 1548th, 1549th, 1550th, 1551st, 1552nd, 1553rd, 1554th, 1555th, 1556th, 1557th, 1558th, 1559th, 1560th, 1561st, 1562nd, 1563rd, 1564th, 1565th, 1566th, 1567th, 1568th, 1569th, 1570th, 1571st, 1572nd, 1573rd, 1574th, 1575th, 1576th, 1577th, 1578th, 1579th, 1580th, 1581st, 1582nd, 1583rd, 1584th, 1585th, 1586th, 1587th, 1588th, 1589th, 1590th, 1591st, 1592nd, 1593rd, 1594th, 1595th, 1596th, 1597th, 1598th, 1599th, 1600th, 1601st, 1602nd, 1603rd, 1604th, 1605th, 1606th, 1607th, 1608th, 1609th, 1610th, 1611st, 1612nd, 1613th, 1614th, 1615th, 1616th, 1617th, 1618th, 1619th, 1620th, 1621st, 1622nd, 1623rd, 1624th, 1625th, 1626th, 1627th, 1628th, 1629th, 1630th, 1631st, 1632nd, 1633rd, 1634th, 1635th, 1636th, 1637th, 1638th, 1639th, 1640th, 1641st, 1642nd, 1643rd, 1644th, 1645th, 1646th, 1647th, 1648th, 1649th, 1650th, 1651st, 1652nd, 1653rd, 1654th, 1655th, 1656th, 1657th, 1658th, 1659th

2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

WCR:cm
Enclosures



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

8-24-93

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson Maryland 21204

Re: Baltimore County
Item No. 471 (WCR)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for John Contestable, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 30, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 62, 71, 72, 73, 74, 76, 77, 78, 81, 82, 84, 86, 87 and 88.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey Long*

Division Chief: *Pat Keller*

PK/JL:lw

ZAC.62/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

September 9, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilsbury
Development Coordinator, DEPRM

SUBJECT: Zoning Item #71, Golden Ring Plaza "Revised"
Pulaski Highway & I-695
Zoning Advisory Committee Meeting of August 23, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

This development must comply with the Forest Conservation Act Requirements and with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

JLP:DL:sp

GOLDEN/DEPRM/TXTS8P

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 27, 1993

Robert A. Hoffman, Esquire
Venable, Baetjer, and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Preliminary Petition Review (Item #71)
Legal Owner: Burke Vincent Place
Associates & White Oak Vincent Associates
Contract Purchaser: Discovery Zone
Limited Partnership
Golden Ring Plaza
15th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The petition was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The plan title states "To Accompany Special Hearing and Special Exception". This is correct; however, only a special exception has been requested. The description for the special exception is for the entire 13+ acres, while the actual area of special exception (for a specific arcade use area) must be limited to that particular area of the tract with its supporting parking.

Robert A. Hoffman, Esquire
August 27, 1993
Page 2

Part of this problem arises from the request to amend the prior zoning case through this special exception request, which is not the appropriate method of prior approved plan amendment. A special hearing on the entire 13-acre site is the correct method. In light of this use change, the parking variance of 161 spaces should be reaffirmed as part of the special hearing.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

John L. Lewis
John L. Lewis
Planner II

JLL:scj

cc: Zoning Commissioner
Zoning Case #92-334-SPH
Zoning Case #86-482-A

Enclosure: Receipt

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 1, 1993

Robert A. Hoffman, Esquire
Venable, Baetjer, and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Revised Petition Review (Item #71)
Plan Date: 8/8/93
Legal Owner: Burke Vincent Place
Associates & White Oak Vincent Associates
Contract Purchaser: Discovery Zone
Limited Partnership
Golden Ring Plaza
15th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition revisions were accepted for filing without a final filing review by the staff. The revisions were accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The plan title states "To Accompany Special Hearing and Special Exception". This is correct; however, no special hearing has been requested.

Robert A. Hoffman, Esquire
September 1, 1993
Page 2

This problem arises from the request to amend the prior zoning case through this special exception. Though correct for the special exception use, this is not the appropriate method of prior approved plan amendment, particularly as the amendment must take in the entire area approved by the prior zoning hearing. A special hearing on this entire 13-acre site, per your original description in this petition, is the correct method. In light of this use change, the parking variance of 161 spaces should be re-affirmed as part of the special hearing.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

John L. Lewis
John L. Lewis
Planner II

JLL:scj

cc: Zoning Commissioner
Zoning Case #92-334-SPH
Zoning Case #86-482-A

Enclosure: Receipt

RECEIVED
AUG 19 1993
ZADM

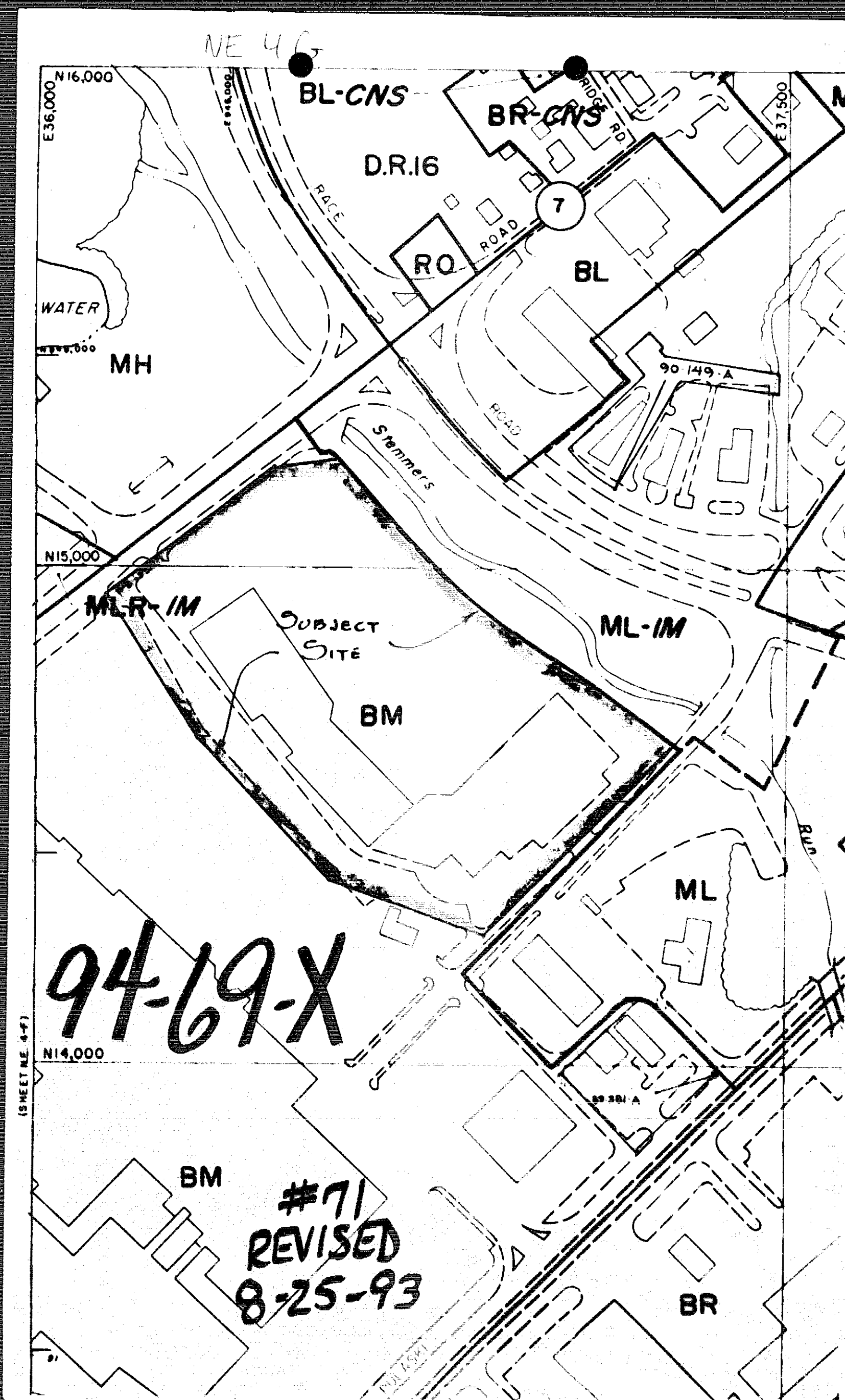
Peter Max Zimmerman
Peter Max Zimmerman

-13-1993 14:30 FROM DISCOVERY ZONE TO 14108210147 P.03

AJ:ggg (Retained 04/29/2011)

RECEIVED
AUG 24 1993
ZADM

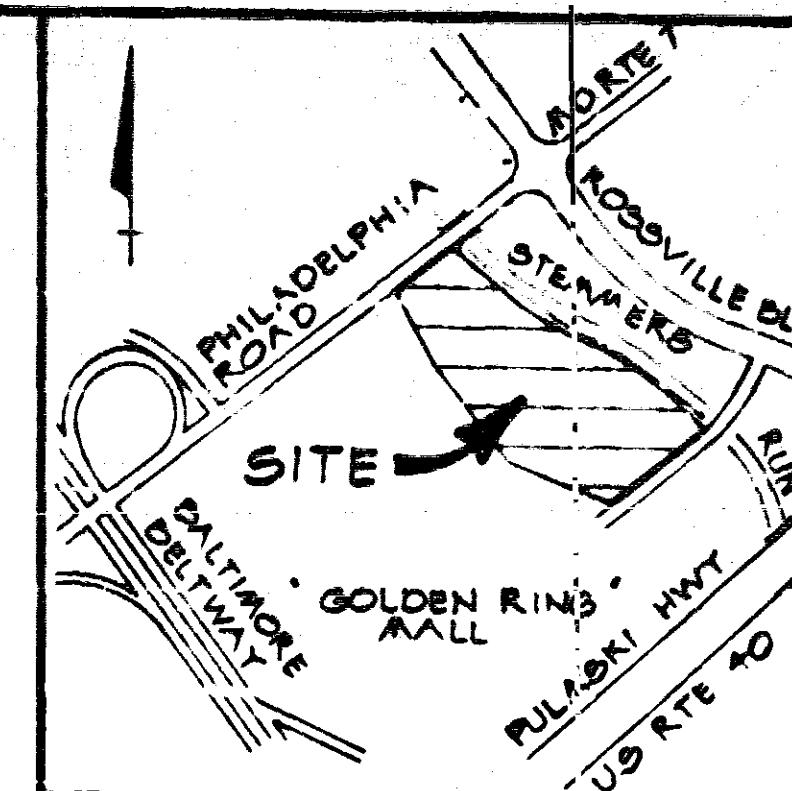
40 W. CHESAPEAKE AVE. SUITE 600



SOIL DESCRIPTIONS

Christiana Loam, 5 to 10% slopes, moderately eroded.
Christiana Loam, 2 to 5% slopes.
Iuka Silt Loam.
Lenoir Silt Loam, 0 to 5% slopes.
Loam and Clayey Land, 15 to 40% slopes.

FLOOD PLAIN AS DETERMINED BY G.W STEPHENS & ASSOC AND
APPROVED BY WATER RESOURCES ADMINISTRATION
UNDER PERMIT NO 80-WC-0332



LOCATION MAP

EX GOLDEN RING PLAZA
GIANT FOOD, KIDS 'R' US SIGN
AND PROPOSED GOODYEAR
TIRE CENTER SIGN

- 1 AREA OF SITE - 13,020.95 ACRES, GROSS SITE AREA - 13,372 ACRES
2 EXISTING ZONING OF SITE - "BM"
3 EXISTING USE OF SITE - "NEIGHBORHOOD SHOPPING CENTER"
4 SITE IS LOCATED IN THE STEMMERS RUN DRAINAGE AREA
5 PUBLIC / PRIVATE UTILITIES EXIST AND ON THE SITE
6 OFF-STREET PARKING DATA
 A. A REQUIRED PARKING / 551 SPACES (SEE PARKING DATA - NOTE 5)
 B. PARKING EXISTING / (PROPOSED) - 723 (INCLUDES HANDICAPPED SPACES)
 46 SPACES IN THE SERVICE GARAGE / PLUS VARIANCE OF 101 SPACES
 (SEE PETITION NO. 482 A) - 886 SPACES
7 FLOOR AREA RATIO
 A. ALLOWED - 2,329,957 SQ FT (582,484 3×40)
 B. EXISTING / PROPOSED FLOOR AREA - 158,916 SQ FT - 0.27 (158,916 / 582,484 3)
8 LANDSCAPING
 A. SITE APPROVED AND LANDSCAPING EXISTS BASED UPON REGULATIONS IN
 EFFECT AT TIME OF THE ORIGINAL BUILDING PERMITS
 B. LANDSCAPING FOR THE PROPOSED BUILDING WILL BE IN ACCORDANCE WITH THE
 LANDSCAPE REGULATIONS ADOPTED IN 1980
9 AMENITY OPEN SPACE
 A. REQUIRED - NONE
 B. EXISTING - 0.42 ACRES
10 AREA OF SITE IN 100 YEAR FLOOD PLAIN - 1.4 ACRES
11 EXISTING AND PROPOSED BUSINESS SIGNAGE WILL BE IN
COMPLIANCE WITH SECTIONS 413.2 AND 413.5 OF THE PCR.
12 CRQ PLAN APPROVED JUNE 20, 1985 - PLAN NO. 80045 FIRST
AMENDED PLAN APPROVED FEB. 1986 - SECOND AMENDED PLAN
APPROVED NOV. 5, 1987
13 ALL SITE USES HAS "CRQ APPROVAL PRIOR TO MAY 25, 1988
EXCEPT THE FREE STANDING AUTO ACCESSORY BUILDING.
14 ALL DRIVEWAYS TO BE DURABLE, DUSTLESS SURFACE AND IS
PERMANENTLY STRIPED.

1. Existing Requirements: 4800 sq. Ft. Requiring 976 Spaces (20/1000°)
 2. Existing Requirements: 1000 sq. Ft. Requiring 200 Spaces (5/1000°)
 3. Existing Service Units: 9546 sq. Ft. Requiring 1809 Spaces (19.5/1000°)
 4. Proposed T.O.A. Space: (4793 sq. Ft.)
 a. Service Bays (6) & Storage Area: 3720 sq. Ft. Requiring
 123 Spaces (3.3/1000°)
 b. Retail Area: 1073 sq. Ft. Requiring 51 Spaces (5/1000°)
 5. Total Spaces Required = 1851 (61 Bays)
 6. Existing Vehicle Spaces: 1810 (Bays 86-482 A) = 370 Spaces
 7. Total Spaces On Site = 725 (See Note G.D.)
 8. Total Excess Spaces = 1126

*EXISTING SERVICE USES INCLUDE: REAL ESTATE OFFICE (1957), TRAVEL AGENCY (8004), LAW OFFICES (12008), AND CLEANERS (10708)
TOTAL AREA = 3,944 SQ. FT.

SOMEING COMMISSIONERS ORDER
CASE NO. 86-182-A

4 Therefore, IT IS ORDERED by the zoning Commissioner of the Town of Lincoln County that the petition for a Zoning Variance to allow the use of the subject property for a mobile home be denied. The zoning Commissioner is hereby made aware that the subject property is in violation of the zoning ordinance and that the subject property is in violation of the zoning ordinance and that the subject property is in violation of the zoning ordinance.

THE PURPOSE OF THE SPECIAL HEARING IS TO AMEND THE SITE PLAN APPROVED BY ZONING ORDER 86-482A TO ALLOW A NEW PLAN TO BE APPROVED SHOWING A "FREE-STANDING" AUTOMOBILE ACCESSORY STORE ON THE SITE AND THE RETAINING OF THE PARKING VARIANCE OF 161 PARKING SPACES PREVIOUSLY GRANTED BY THE ZONING ORDER IN PETITION 86-482 A.

INDICATES AREA OF SITE WHERE CHANGES HAVE OCCURRED

**ZONING PLAN TO ACCOMPANY PETITION FOR
SPECIAL HEARING AND SPECIAL EXCEPTION
GOLDEN RING PLAZA**

GOLDEN RING PLAZA
PHIL MANN PHIA ROAD AND ROSSVILLE BOULEYARD

SHEET 1 OF 1	DATE FEB 7, 1992 SCALE 1"=50'	JOB NUMBER 1-9100
-----------------------	--	-------------------------

TIME 4-26

ZONING COMMISSIONERS ORDER
CASE NO. 92-334 SPH

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County that 20th day of April, 1992, that, pursuant to the Petition for Special Hearing, approval of an amendment to the site plan, affirmed in a prior Zoning Order (Case No. 86-482-A), showing a free-standing automobile accessory store on the site and reaffirming the parking variance totalling 161 parking spaces previously granted, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED.

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk, until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall comply with all requirements of the Zoning Plans Advisory Committee ("ZAC") set forth in the comments submitted by the Office of Planning and Zoning dated April 7, 1992, attached hereto and made a part thereof.

KCI TECHNOLOGIES INC.

LAND PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
1020 CROMWELL BRIDGE ROAD, TOWSON, MARYLAND 21204, 301-321-5500

OWNER
BURKE-VINCENT PLACE ASSOC A 10
WHITE OAK-VINCENT PLACE ASSOC
SUITE 200, 659 DEVERLY RD.
MFCLEAN, VA. 23101

ELECTION DISTRICT 13
COUNCILMANIC DISTRICT 6
CENSUS TRACT 4512
DEED REF 8472-442
TAX ACCT N° 20-00-004684

Drafting JG	DATE	REVISIONS
Check QLS	3-19-92	Rev'd PAVING DATA NOTES, ADDED OWNER NAME, Rev'd Comm. Order Rev'd Agency & CHANGE
Design QLS	5-5-92	Added ROWING COMM. ORDER Cfg 92.034 SPH/L
Check GLW		

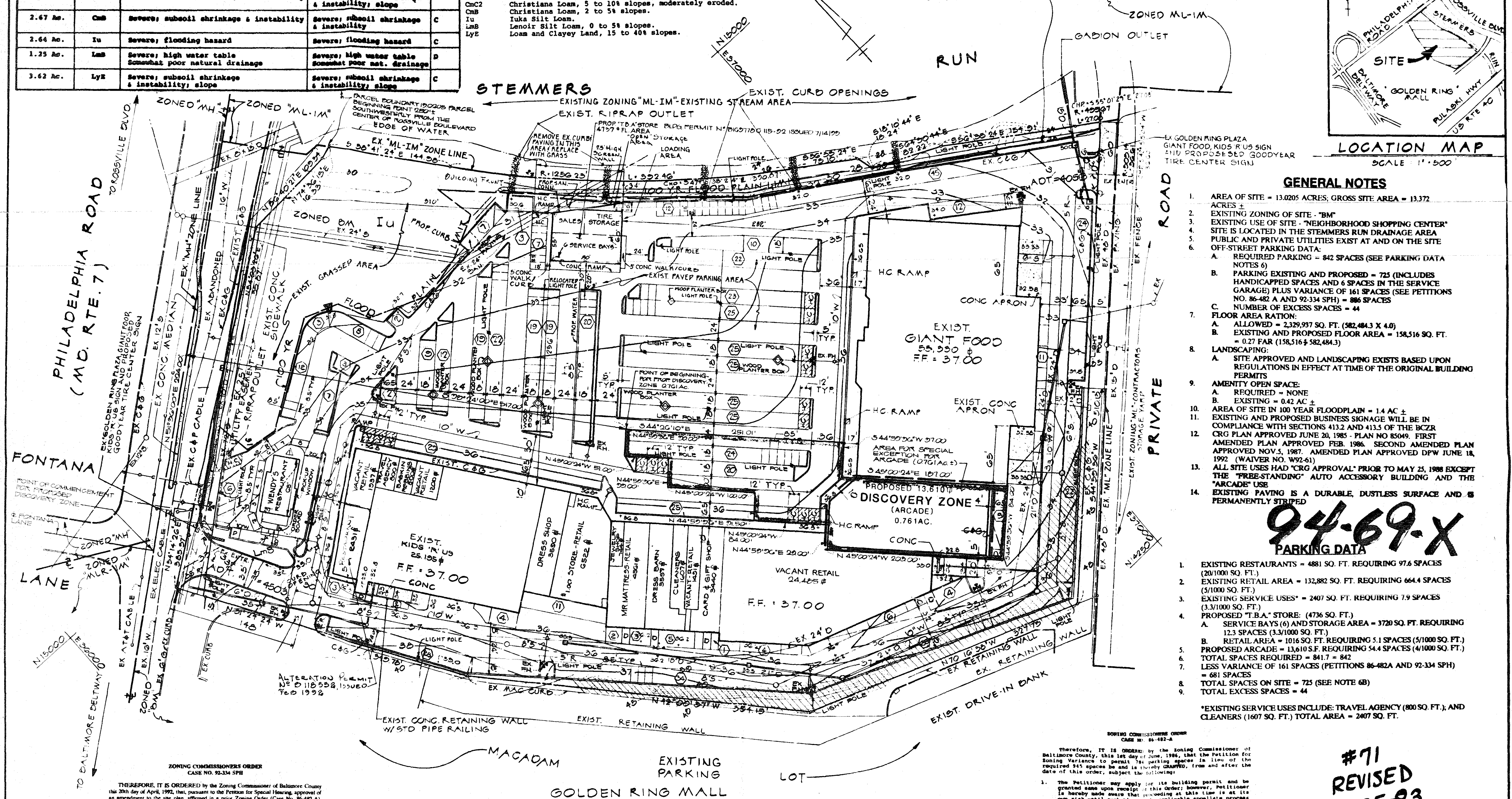
AREA	TYPE	SEVERE - 3 STORIES OR LESS (NO BASEMENT)	STREET & PARKING AREAS	CLASS
2.92 Ac.	Cm2	Severe; subsidence & instability	Severe; subsidence & instability	C
2.67 Ac.	Cm2	Severe; subsidence & instability	Severe; subsidence & instability	C
2.64 Ac.	Iu	Severe; flooding hazard	Severe; flooding hazard	C
1.75 Ac.	Lm	Severe; high water table Somewhat poor natural drainage	Severe; high water table Somewhat poor nat. drainage	D
3.62 Ac.	Ly2	Severe; subsidence & instability	Severe; subsidence & instability	C

SOIL DESCRIPTION

Cm2
Cm2
Iu
Lm
Ly2

Christiana Loam, 5 to 10% slopes, moderately eroded.
Christiana Loam, 2 to 5% slopes.
Tuka Silt Loam.
Lenoir Silt Loam, 0 to 5% slopes.
Loam and Clayey Loam, 15 to 40% slopes.

FLOOD PLAIN AS DETERMINED BY G.W. STEPHENS & ASSOC AND APPROVED BY WATER RESOURCES ADMINISTRATION UNDER PERMIT NO. 00-00-0032



GENERAL NOTES

- AREA OF SITE = 13.0205 ACRES; GROSS SITE AREA = 13.372 ACRES ±
- EXISTING ZONING OF SITE - "BM"
- EXISTING USE OF SITE - "NEIGHBORHOOD SHOPPING CENTER"
- SITE IS LOCATED IN THE STEMMERS RUN DRAINAGE AREA
- PUBLIC AND PRIVATE UTILITIES EXIST AT AND ON THE SITE
- OFF-STREET PARKING DATA:
 - REQUIRED PARKING = 842 SPACES (SEE PARKING DATA NOTES 6)
 - PARKING EXISTING AND PROPOSED = 725 (INCLUDES HANDICAPPED SPACES AND 6 SPACES IN THE SERVICE GARAGE) PLUS VARIANCE OF 161 SPACES (SEE PETITIONS NO. 86-482 A AND 92-334 SPH) = 886 SPACES
 - NUMBER OF EXCESS SPACES = 44
- FLOOR AREA RATION:
 - ALLOWED = 2,329,937 SQ. FT. (582,484.3 X 4.0)
 - EXISTING AND PROPOSED FLOOR AREA = 158,516 SQ. FT. = 0.27 FAR (158,516 ÷ 582,484.3)
- LANDSCAPING:
 - SITE APPROVED AND LANDSCAPING EXISTS BASED UPON REGULATIONS IN EFFECT AT TIME OF THE ORIGINAL BUILDING PERMITS
- AMENITY OPEN SPACE:
 - REQUIRED = NONE
 - EXISTING = 0.42 AC ±
- AREA OF SITE IN 100 YEAR FLOODPLAIN = 1.4 AC ±
- EXISTING AND PROPOSED BUSINESS SIGNAGE WILL BE IN COMPLIANCE WITH SECTIONS 413.2 AND 413.5 OF THE BCZR
- CRG PLAN APPROVED JUNE 20, 1985 - PLAN NO. 85049. FIRST AMENDED PLAN APPROVED FEB. 1986. SECOND AMENDED PLAN APPROVED NOV. 1987. AMENDED PLAN APPROVED DFW JUNE 18, 1992 (WAIVER NO. W92-61)
- ALL SITE USES HAD "CRG APPROVAL" PRIOR TO MAY 25, 1988 EXCEPT THE "FREE-STANDING" AUTO ACCESSORY BUILDING AND THE "ARCADE" USE
- EXISTING PAVING IS A DURABLE, DUSTLESS SURFACE AND IS PERMANENTLY STRIPED

94-69-X
PARKING DATA

- EXISTING RESTAURANTS = 4881 SQ. FT. REQUIRING 97.6 SPACES (20/1000 SQ. FT.)
- EXISTING RETAIL AREA = 132,882 SQ. FT. REQUIRING 664.4 SPACES (5/1000 SQ. FT.)
- EXISTING SERVICE USES* = 2407 SQ. FT. REQUIRING 7.9 SPACES (3.3/1000 SQ. FT.)
- PROPOSED "T.B.A." STORE: (4736 SQ. FT.)
 - SERVICE BAYS (6) AND STORAGE AREA = 3720 SQ. FT. REQUIRING 12.3 SPACES (3.3/1000 SQ. FT.)
 - RESTAURANT AREA = 1016 SQ. FT. REQUIRING 5.1 SPACES (5/1000 SQ. FT.)
- PROPOSED ARCADE = 13,610 SQ. FT. REQUIRING 54.4 SPACES (4/1000 SQ. FT.)
- TOTAL SPACES REQUIRED = 841.7 = 842
- LESS VARIANCE OF 161 SPACES (PETITIONS 86-482A AND 92-334 SPH) = 681 SPACES
- TOTAL SPACES ON SITE = 725 (SEE NOTE 6B)
- TOTAL EXCESS SPACES = 44

*EXISTING SERVICE USES INCLUDE: TRAVEL AGENCY (800 SQ. FT.); AND CLEANERS (1607 SQ. FT.); TOTAL AREA = 2407 SQ. FT.

ZONING COMMISSIONER'S ORDER
CASE NO. 92-334 SPH

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County that the 20th day of April, 1992, that, pursuant to the Petition for Special Hearing, approval of an amendment to the use plan, submitted in a prior Zoning Order (Case No. 86-482A), showing a free-standing automobile accessory store on the site and reaffirming the parking variance, including 161 parking spaces previously granted, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED.

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk, until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall comply with all requirements of the Zoning Plans Advisory Committee (ZAC), as set forth in the comments submitted by the Office of Planning and Zoning dated April 7, 1992, attached hereto and made a part thereof.

EXISTING ZONING "BM" RETAIL USE

GOLDEN RING MALL
RECORDED PLAT #35-35

**PETITIONER'S
EXHIBIT NO. 1**

INDICATES AREA OF SITE WHERE CHANGES HAVE OCCURRED FROM THE PLAN FILED IN PETITION 92-004 SPH

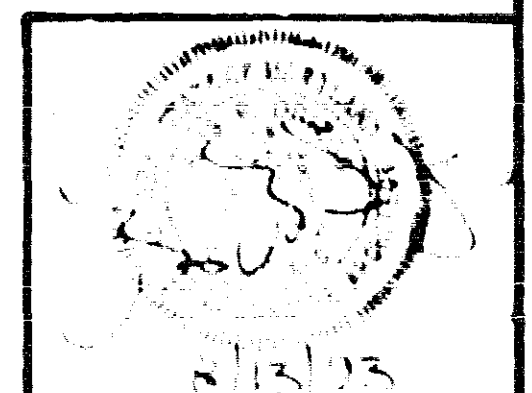
REASON FOR SPECIAL EXCEPTION HEARING

THE PURPOSE OF THE SPECIAL EXCEPTION HEARING IS TO:

- GRANT SPECIAL EXCEPTION FOR AN "ARCADE" USE
- AMEND THE SITE PLAN APPROVED BY ZONING ORDER 92-334 SPH TO ALLOW A NEW PLAN TO BE APPROVED SHOWING A PROPOSED ARCADE ON THE SITE AND THE RETAINING OF THE PARKING VARIANCE OF 161 PARKING SPACES PREVIOUSLY GRANTED BY THE ZONING ORDER IN PETITION 86-482A AND AFFIRMED IN ORDER 92-334 SPH.

ZONING PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING AND SPECIAL EXCEPTION
GOLDEN RING PLAZA
PHILADELPHIA ROAD AND ROSSVILLE ROAD

**#71
REVISED
8-25-93**



DATE	REVISIONS
8/2/92	REVISED FOR DISCOVERY ZONE
8/2/92	DESIGN CHANGES
8/2/92	DESIGN CHANGES

KCI TECHNOLOGIES INC.
LAND PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
1020 CROMWELL BRIDGE ROAD, TOWSON, MARYLAND 21204, 301-321-5500

WILLIAM VINCENT E. AGE ASSOC AND WHITE OAK VINCENT E. AGE ASSOC
SUITE 200, 1800 DEVERLY RD.
MECHANICSVILLE, VA 23101

ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 6
CENSUS TRACT 442
DEED REF 8472 442
TAX ACCT NY 20 004684

SHEET	DATE	JOB
1	FEB. 7, 1992	NUMBER 1
OF	SCALE	DATE
1	1"=50'	01/92/12

T408 4-247